



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2300990

Applicant Name: Maya Foty

Address of Proposal: 6545 Ravenna Avenue NE

SUMMARY OF PROPOSED ACTION

Master Use Permit to construct a 1,365 sq. ft. mezzanine addition and change the use from offices to adult Daycare Center (ElderHealth Northwest).

The following approval is required:

Administrative Conditional Use: To allow expansion of an institutional use not meeting development standards in an L-3 zone (Seattle Municipal Code Section 23.45.122).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS
 ☐ DNS with conditions
 ☐ DNS involving non-exempt grading or demolition or
 involving another agency with jurisdiction*

BACKGROUND DATA

Site Location and Description

The subject property, zoned Lowrise 3 (L-3) multifamily and Single Family 5000 (SF5000), is located at the southwest corner of NE 68th Street and Ravenna Avenue NE. The site has 248 feet of frontage on NE 68th Street and 232 feet of frontage along Ravenna Avenue NE. The subject site is developed with a community center (Eckstein Community Center), housing for low income elderly individuals, offices and accessory parking. The uses are within an existing building which was formally the site of the Ravenna public school. The housing and a portion of the community center are located in the old school building. Offices, conference rooms, storage and a kitchen are located in the former gymnasium. Currently, there are 35 parking spaces for

the community center located on the south portion of the site and 25 spaces for the housing and offices.

Development in the vicinity

Properties to the east of the site across Ravenna Avenue NE vary in zoning from the north to the south. Beginning at the southeast corner of Ravenna and 68th the zoning is Lowrise 3 (L-3) and traveling south the zoning changes to Neighborhood Commercial 1 with a 30 foot height limit (NC1-30) and then to Neighborhood Commercial 2 with a 40 foot height limit (NC2-40). The area to the north across NE 68th Street is zoned Single Family 5000 (SF5000) as well as a portion of the site west of the building (where the playfields and tennis courts are located). Single Family 5000 zoning continues with properties immediately to the west of the site. The area to the south of the proposal site is zoned NC2-40. Development in the vicinity includes Perkins School to the east and a mixture of single family, multifamily and commercial uses.

Proposal Description

The applicant is proposing to change the use (4,315 sq. ft) of the former gymnasium from existing office space to Adult Day Care Center. The proposal includes construction of a 1,325 sq. ft. mezzanine addition within the former gym for the accessory offices of the proposed daycare. The daycare would provide on-site supportive health and social services for elderly individuals including exercise and strengthening, walking and ambulation, stroke recovery, and training in the use of walkers, wheelchairs and other assistive devices. Hours of operation will be 8:00 a.m. to 5:00 p.m. with approximately five permanent employees. A maximum of 15 clients will be dropped off and picked up during the day. Existing parking will not change.

Public Comments

No comment letters were received during the public comment period which ended June 4, 2003.

ANALYSIS – ADMINISTRATIVE CONDITIONAL USES

SMC Section 23.45.116 provides that the Director may approve, condition, or deny an application for administrative conditional use. The Director's decision shall be based on a determination whether the proposed use meets the criteria for establishing specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located. Institutions which include daycare and community centers, which do not meet development standards established in Section 23.45.090 of the Seattle Municipal Code (SMC), may be permitted in multifamily zones as administrative conditional uses. The following relevant criteria are used to evaluate and/or condition the proposal.

- A. *Bulk and Siting : In order to accommodate the special needs of the proposed institution, and to better site the facility with respect to its surroundings, the Director may modify the applicable development standards for modulation, landscaping, provision of open space, and structure width, depth and setbacks. In determining whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area.*

The proposed change of use will involve the expansion of the gross floor area of the existing structure by adding a 1,325 square feet of mezzanine area within the existing structure. There will be no change in the width, depth, setbacks and modulation of the existing structure.

- B. Dispersion Criteria: - *An institution which does not meet the dispersion criteria of Section 23.45.102 may be permitted by the Director upon determination that it would not substantially aggravate parking shortages, traffic safety hazards, and noise in the surrounding residential area.*

Seattle Municipal Code Section 23.45.102 requires that the lot line of a new or expanding institution be located a minimum of 600 feet from any other institution in a residential zone. This project will not require that the boundaries of the institution be expanded therefore this criterion is not applicable.

- C. Noise: - *The Director may condition the permit in order to mitigate potential noise following: landscaping, sound barriers or fences, mounding or berming, adjustments to yards or the location of refuge storage areas, or parking development standards, design modification and fixing hours for use of areas*

According to the information submitted by the applicant, the adult day care center will provide services to a maximum of 15 clients and will employ five permanent staff. The only minor increase in noise anticipated will be from vehicular traffic during arrival or departure of clients. Therefore, the extent of noise generated by vehicular traffic related to this proposal would be minor and no further conditioning for noise impact is warranted by this criterion.

- D. Transportation Plan

1. *A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of structure area and/or provide twenty (20) or more parking spaces.*
2. *The Director shall determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution. Consideration of the following elements and other similar factors may be required:*
 - a. *Traffic*
 - i. *Parking areas*
 - ii. *Parking overflow*
 - iii. *Safety*
 - iv. *Availability of Mass Transportation*
3. *The Director may condition a permit to mitigate potential traffic and parking problems. Measures which may be used by the Director for this purpose include, but are not limited to the following:*
 - a. *Implementing the institution's transportation plan to encourage the use of public or private mass transit;*
 - b. *Increasing on-site parking or loading space requirements to reduce overflow of vehicles into the on-street parking supply;*
 - c. *Changing access and location of parking;*

- d. *Decreasing on-site parking or loading space requirements, if the applicant demonstrates that less than the required amount of parking is necessary due to the specific features of the institution or the activities and programs it offers;*

Upon completion of the project, an expansion of less than 4,000 sq. ft. will be created and no additional parking is required or proposed; therefore, a transportation plan is not required.

Traffic and Parking

According to the information submitted by the applicant, the adult day care center will provide services to a maximum of 15 clients and will employ five permanent staff. There are currently 25 parking spaces located to the west of the building and 35 spaces located on the south. The existing spaces to the west of the building are to serve the low income elderly housing and accessory office use associated with the housing and the 35 spaces on the south portion of the lot were created for the community center use (Variance approval under DCLU project numbers 8405075/9405168). The use in the former gymnasium, which is currently occupied by offices, conference rooms, a kitchen, storage etc., will be changed to the adult day care center and include construction of a 1,325 sq. ft. mezzanine addition for the offices associated with the daycare. Required parking for the existing low income elderly apartments is currently one space for each six dwelling units (6.5 spaces). The adult day care requires one space for every ten clients or one space for each staff member whichever is great and one loading space for each 20 clients. Five parking spaces will be required for the five staff members of the adult day care along with one loading space. A total of eleven parking spaces and one loading space will be required for the adult day care center and low income elderly apartment; therefore the 25 existing parking spaces provided will accommodate both uses.

Drop off and pick up of the clients will occur outside of the front doors on the west side of the building and a code required loading space will be provided within the current west parking area.

DECISION – ADMINISTRATIVE CONDITIONAL USE

Based on the forgoing analysis and review, the proposal satisfies all relevant requirements of SMC Sections 23.45.094 and 23.45.122 governing administrative conditional uses in L-3 multifamily zones. The proposal is not expected to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the institution is located, and should be **GRANTED.**

CONDITIONS

None.

Signature: (signature on file) Date: October 13, 2003
Lori Swallow, Land Use Planner
Department of Design, Construction and Land Use